

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E side of Beldale Court, 240 ft.
N. of the centerline of Dunfield Road * DEPUTY ZONING COMMISSIONER
11th Election District *
8th Councilmanic District * OF BALTIMORE COUNTY
8419 Beldale Court
James Westcot, et ux * CASE NO. 99-433-A
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by James Westcot and Linda Westcot, his wife, property owners, for that property known as 8419 Beldale Court in the Beldale Courts subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 16 ft. in lieu of the required 22.5 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

OFFICE OF THE CLERK OF THE BOARD OF ZONING

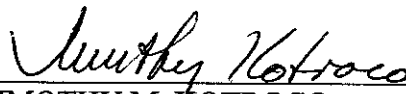
Date 6/1/99

By R. G. Gannon

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of June, 1999 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 16 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

FMK:raj

ORDER FILED FOR FILING

Date 6/1/99

By R. J. Jemaster



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 1, 1999

Mr. James Westcot
8419 Beldale Court
Baltimore, Maryland 21236

RE: Petition for Administrative Variance
Case No. 99-433-A
Property: 8419 Beldale Court

Dear Mr. Westcot:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8419 Beldale Ct.

which is presently zoned D.R. 16

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

301.1A and 1B01.2.c.1.c to permit
a rear yard setback of 16 ft. in lieu of the required 22.5 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

James Westcot

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

James Westcot

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 4 day of April , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-433-A

Reviewed By BK Date 4/30/99

Estimated Posting Date 5/9/99

REV 9/15/98

ORDER RECEIVED FOR FILING

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8419 Beidale Ct.
Address
Baltimore md. 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We Purchased a new Townhome with a sliding glass door leading to a Proposed deck at the rear of the house. There is plenty of room (30') for the deck without interfering with anyone or anything. We need this deck to make our home complete.

* See Addendum.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

James Westcot
Signature
James Westcot
Name - Type or Print

Linda Westcot
Signature
Linda Westcot
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

3/29/99

Notary Public

My Commission Expires

3/1/03

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8419 Belidale Ct.
Address
Baltimore Md. 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We purchased a new Townhome with a sliding glass door leading to a proposed deck at the rear of the house. There is plenty of room (30') for the deck without interfering with anyone or anything. We need this deck to make our home complete.

* See Addendum.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

James Westcot
Signature
James Westcot
Name - Type or Print

Linda Westcot
Signature
Linda Westcot
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

3/29/99

Notary Public

My Commission Expires

3/1/03



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8419 Beldale Ct.

which is presently zoned D.R. 16

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 301.1A and 1Bd.2.C.1.c to permit a rear yard setback of 16 ft. in lieu of the required 22.5 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

James Westcot

Name - Type or Print

James Westcot

Signature

Linda Westcot

Name - Type or Print

Linda Westcot

Signature

8419 Beldale Ct.

Address

day & evening

410-665-8247

Telephone No.

Baltimore md. 21236

City

State

Zip Code

Representative to be Contacted:

James Westcot

Name

8419 Beldale Ct.

Address

410-665-8247

Telephone No.

Baltimore md. 21236

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-433-A

Reviewed By AR

Date 4/30/99

REU 9/15/98

Estimated Posting Date 5/9/99

ZONING DESCRIPTION FOR 8419 Beldale Ct.
(address)

Beginning at a point on the East side of
(north, south, east or west)
Beldale Ct. which is 84'
name of street on which property fronts (number of feet of right-of-way width)
wide at the distance of 240' North of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Dunfield Rd.
(name of street)
which is 50' wide. *Being Lot # 16,
(number of feet of right-of-way width)
Block _____, Section # _____ in the subdivision of Beldale Courts
(name of subdivision)
as recorded in Baltimore County Plat Book # 67, Folio # 72,
containing 1220 square feet. Also known as 8419 Beldale Ct.
(square feet or acres) (property address)
and located in the 11 Election District, 8th Councilmanic District.

99.433-A

433

A.E.H.P.P

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 067816

DATE 4/30/99 ACCOUNT Recpt - C/S

AMOUNT \$ 50.00

RECEIVED FROM: J. Westcott

FOR: Calvin Vanner

99-433-A

PAID RECEIPT

PROCESS ACTUAL TIME
5/03/1999 4/30/1999 14:23:40
REG #01 CASHIER JRIC JMR DRAHER
Dept 15 528 ZONING VERIFICATION
Receipt # 099966
CR # 067816

Receipt Tot 50.00
50.00 CR
Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

99-433-A

CERTIFICATE OF POSTING

RE: CASE # 99-433-A
PETITIONER/DEVELOPER:
(James Westcot)
DATE OF Closing
(May 24, 1999)

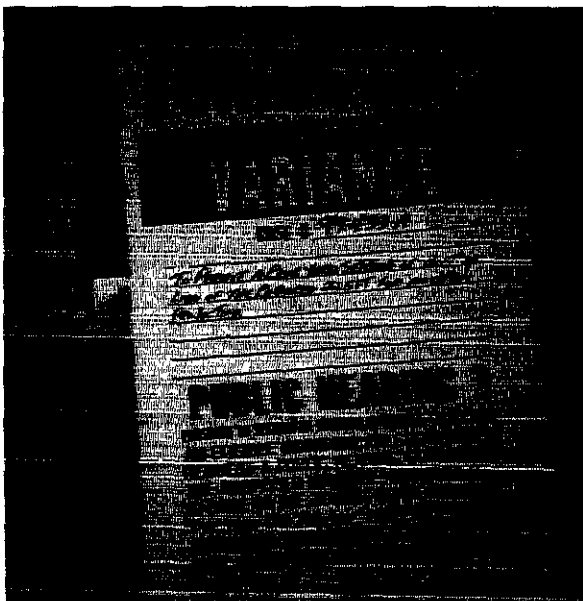
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
8419 Beldale Court Baltimore, Maryland 21236_____

The sign(s) were posted on _____ 5-7-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
[Telephone Number]

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 433 -A Address 8419 Belldale Ct.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/30/99 Posting Date: 5/9/99 Closing Date: 5/29/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 433 -A Address 8419 Belldale Ct.

Petitioner's Name James Westcott Telephone 410-665-8247

Posting Date: 5/9/99 Closing Date: 5/29/99

Wording for Sign: To Permit a rear yard setback of 16 ft. in lieu of
the required 22.5 ft. for an open projection.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 99-433-A

Petitioner: JAMES + LINDA WESTCOT

Location: 8419 BELDALE CT.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAMES WESTCOT

ADDRESS: 8419 BELDALE CT.

BALTIMORE MD. 21236

PHONE NUMBER: 410-665-8247

AJ:ggs

(Revised 09/24/96)

99-433-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

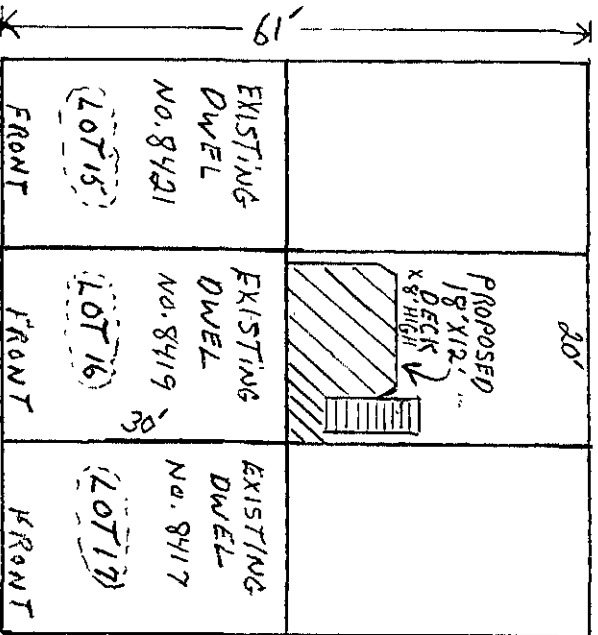
PROPERTY ADDRESS: 8419 BELDALE CT.

see Pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BELDALE COURTS

plat book# 67, folio# 7A, lot# 16, section#

OWNER: JAMES + LINDA WESTCOT



North

date: 3/31/99

prepared by: JW

BELDALE CT.

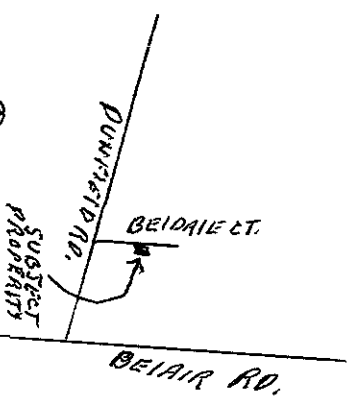
(R/W VARIES PAVING)

Scale of Drawing: 1" = 20'

246' TO & OF
DUNFIELD RD.



Vicinity Map
scale: 1" = 1000'



LOCATION INFORMATION

Election District: 11

Councilmanic District: 8

1"=200' scale map#: NE 9F

Zoning: D.R. 16

Lot size: _____ acreage _____ square feet

SEWER: ☒ public ☐ private

WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE#: _____

Handwritten notes and signatures at the bottom of the page.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 24, 1999

Mr. & Mrs. James Westcot
8419 Beldale Court
Baltimore, MD 21236

RE: Case No.: 99-433-A
Petitioner: Westcot
Location: 8419 Beldale Ct.


Dear Mr. & Mrs. Westcot:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 30, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

MAY 7, 1999

Arnold Fabian, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 19, 1999

Item No.: SEE BELOW Zoning Area:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEMS:

421, 424, 425, 427, 428, 429, 431, 432, **433**

REVIEWER: LT. HESP TAYLOR

Fire Marshal's Office, PHONE 337 4881, MC-1101P

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: May 17, 1999

FROM: *Pub* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for May 17, 1999
Item Nos. 423, 424, 425, 427, 429,
431, 432, and 433

(Item Nos. 426 and 434 were BLANK.)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: May 10, 1999

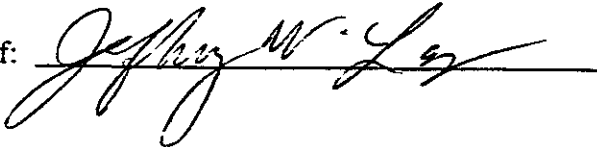
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 423, 424, 425, 427, 430, 432 and 433

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in cursive script, appearing to read 'Jeffrey W. Long', is written over a horizontal line.

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5-6-99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 433 BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Addendum to Affidavit in Support of Administrative Variance

We, James and Linda Westcot, of 8419 Beldale Court, Nottingham, Maryland 21236, propose to build a deck that abuts a 70' deep forested area and projects into our lot. There are no trees within 10' of the back of our property. The deck, which will be 18' wide by 12' projection is needed to have enough room for table and chairs, and for the three of us to be able to move around freely on the deck.

We, the undersigned, have no objection to this proposal.

William Seufert 4/18/99
8421 Beldale Court
Nottingham, Maryland 21236

Kathryn Seufert 4/18/99
8421 Beldale Court
Nottingham, Maryland 21236

Robert M. Bailey 4/18/99
8417 Beldale Court
Nottingham, Maryland 21236

99-433-A

#433

Wallace H. Campbell & Company, Inc.

Investment Real Estate - Property Management, Sales, Appraisals and Consultation
Specializing in Tax Assessment Reduction

1701 MERIDENE DRIVE / BALTIMORE, MARYLAND 21239
410-435-4600 / FAX 410-323-5554 / TDD 410-435-4656 / 800-499-4604 (MD only)
www.whcampbell.com

WALLACE H. CAMPBELL, JR. CPA
Executive Chairman
P. BRUCE CAMPBELL, JR. CPA
Chairman, B. & W. H. Campbell, Inc.
CURTIS H. CAMPBELL
Executive Vice President
JAMES A. BURTSCHER, CPA
BENJAMIN D. PHILLIPS, JR., CPA
Senior Vice President
GENE H. NEWMAN, CPA
HERBERT L. SMITH, CPA
FRANK J. KELLEY, CPA
Vice Presidents
LATERNE SMITH
Asst. Vice President
PAUL A. P. CAMPBELL, CPA
Controller

CURTIS A. CROSS, CPA
BETH HARRINGTON, CPA
CAROL L. SPINOSO, CPA
JO BARDEEN, AMS, PCAM
TANIS GARTWOLD, AMS, PCAM
SARAH M. LEO, PCAM
JAMES BRITCHER, ARM

April 28, 1999

Mr. James Westcot
8419 Beldale Court
Baltimore, Maryland 21236

Dear Mr. Westcot:

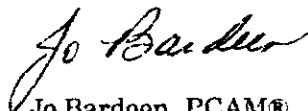
The Architectural Review Committee has approved your applications to build a deck, pour a cement patio slab and install a full-view storm door on the front door.

You are responsible for obtaining the necessary permits from Baltimore County and making certain that your deck does not block the walkway easement in the back of the lots.

Good luck with your improvements.

Sincerely,

WALLACE H. CAMPBELL & CO., INC.
Managing Agents for Beldale Courts Homeowners Association, Inc.



Jo Bardeen, PCAM®, AMS®
Management Supervisor

JAB:dbn

c: Board of Directors

99-433-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8419 BELDALE CT.

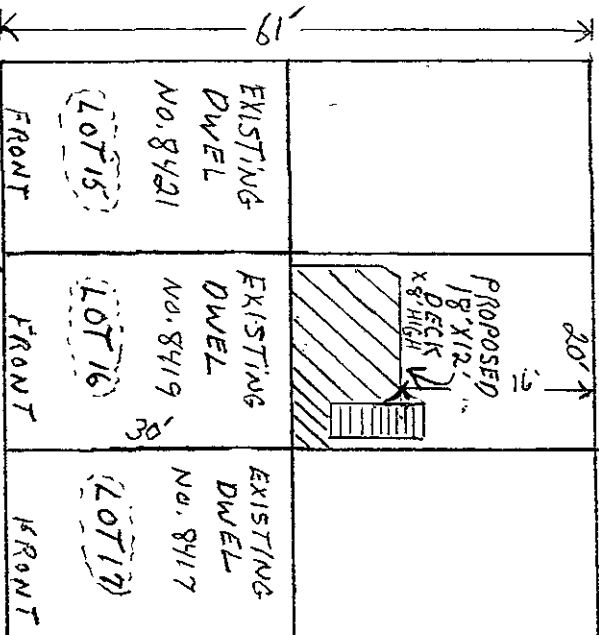
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BELDALE COURTS

plat book# 67, folio# 78, lot# 16, section#

OWNER: JAMES + LINDA WESTCOT

FIG. 1



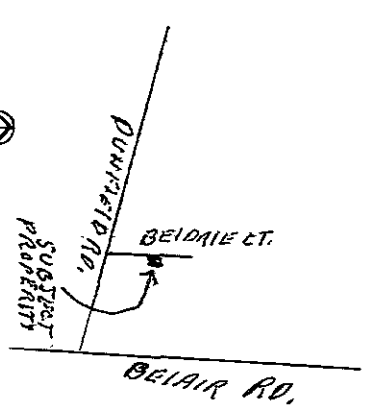
North

date: 3/31/99
prepared by: JW

BELDALE CT.
(R/W VARIES (PRVING))

Scale of Drawing: 1" = 20'

246' TO E OF
DUNFIELD RD.



North
Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 11
Councilmanic District: 8

1"=200' scale map#: NE 9 F
Zoning: D.R. 16
Lot size: 2,028 1,820 5F
acreage square feet

public private
SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒

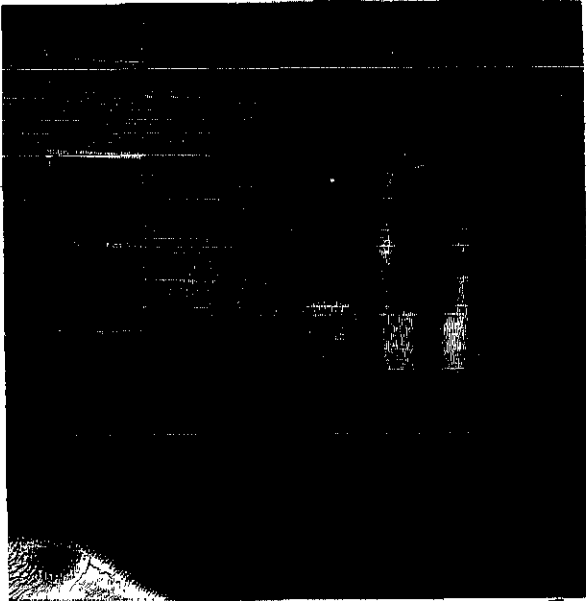
Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

199 433 99-433A

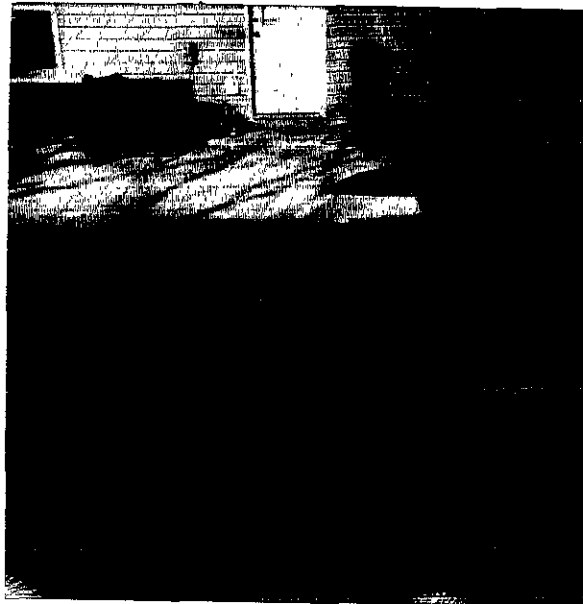
99-433-A



Redwood BEARING
8419 SIZE AS EXISTING
CONCRETE PADS AS
#433 Subject Property SHOWN

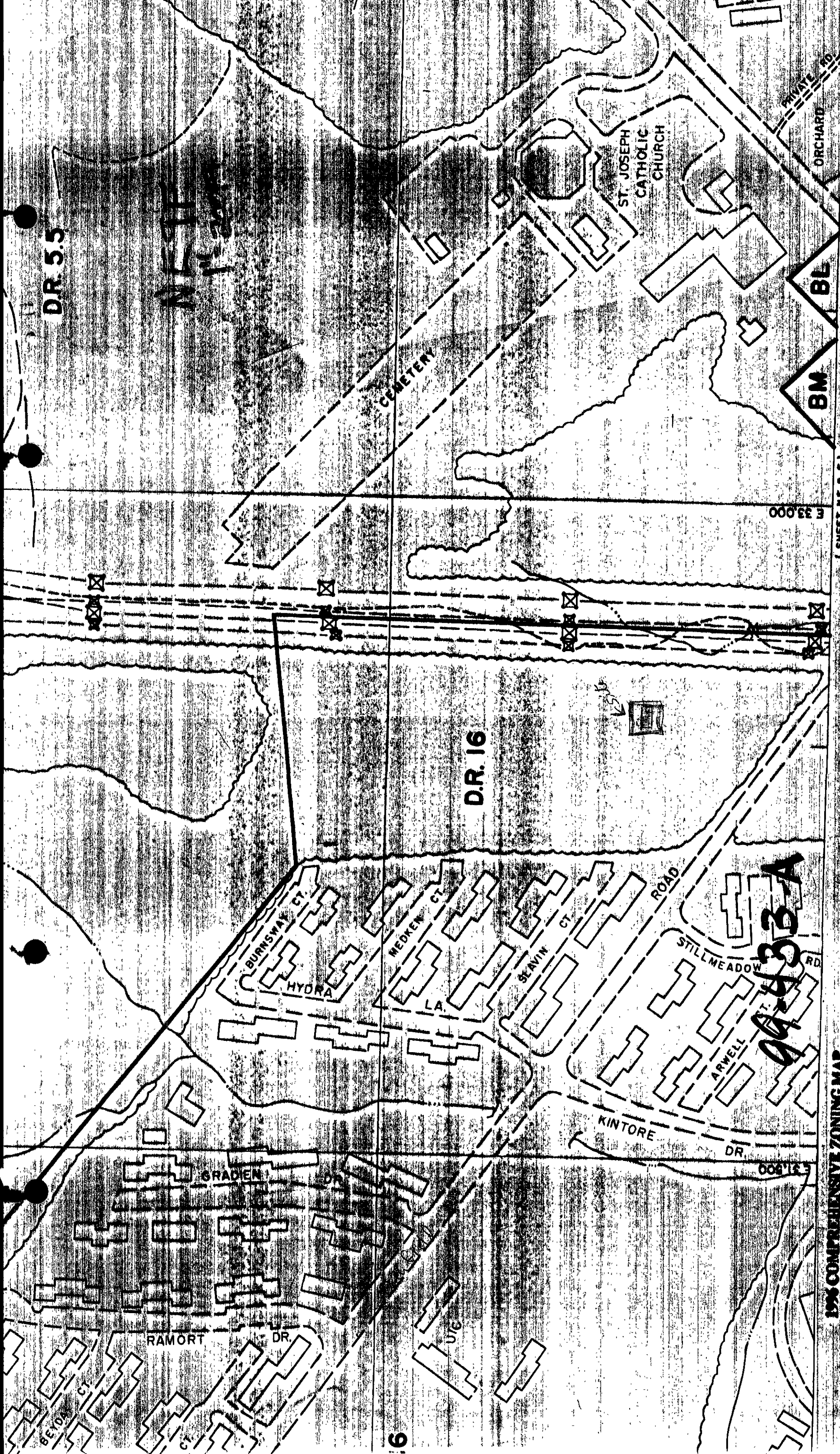


8421
#433 North side of 8419



8417
#433 South side of 8419

99-433-A



DR. 5.5

D.R. 16

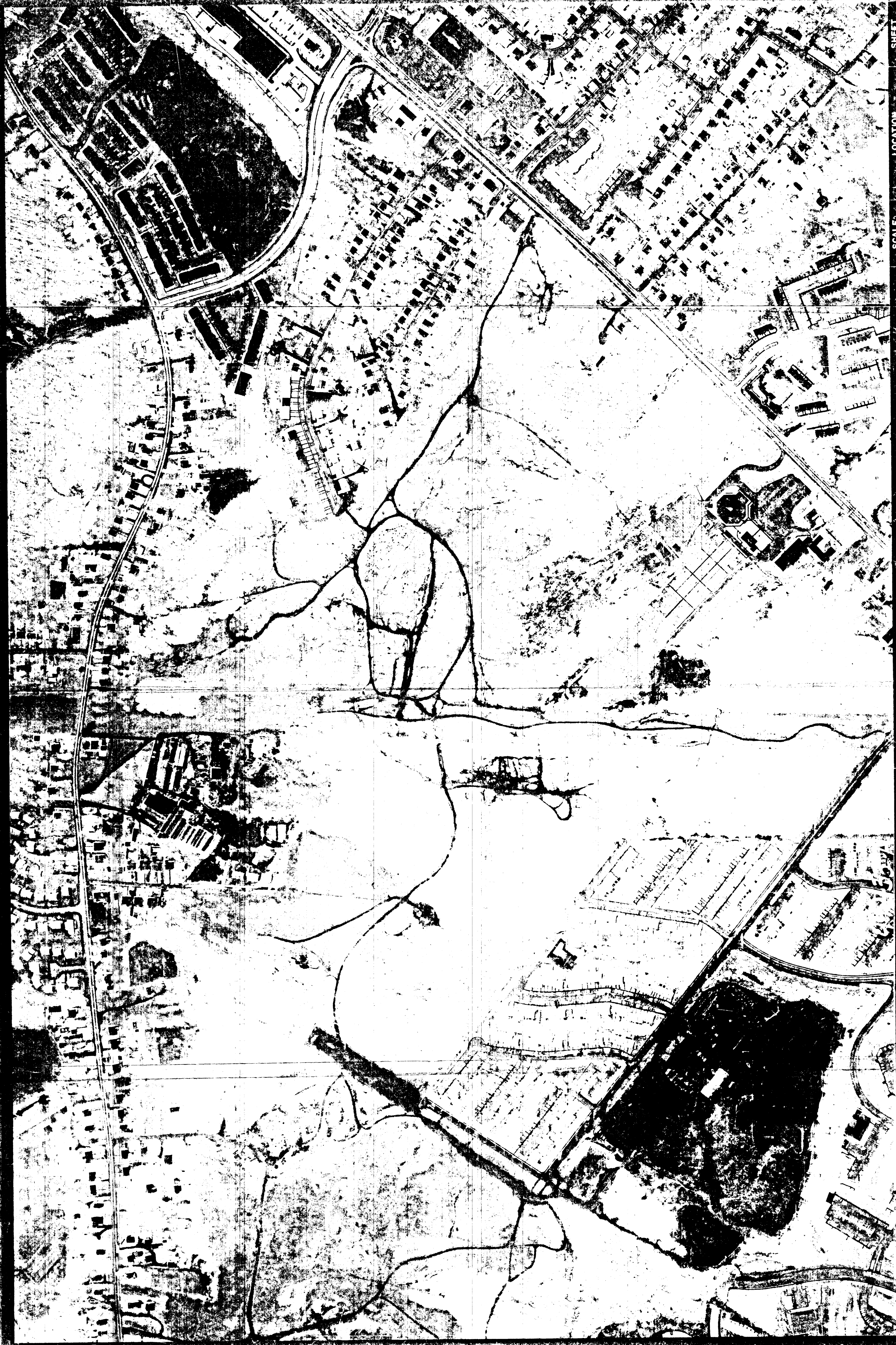
(SHEET NO. 4 OF 4)

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 1, 1996

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Bill Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kenn Kamenev



#433 BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	PERRY HALL	N E 9th
DATE OF PHOTOGRAPHY JANUARY 1986		